



THE
A-TEAM

**RE/MAX
FIRST**

142 DOMINION Drive, Fort McMurray T9K 2N2

MLS® #: **A2123093**

Area: **Timberlea**

Listing Date: **04/18/24**

List Price: **\$469,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

2002

Lot Information

Lot Sz Ar:

4,013 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,374

Low Sqft:

Ttl Sqft:

1,374

DOM

31

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn,Garden,Landscaped,Level,See Remarks

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden**

Construction:

Vinyl Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Quartz Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`7" x 13`11"	Dining Room	Main	8`7" x 13`11"
Living Room	Main	13`1" x 17`10"	Bedroom - Primary	Second	13`0" x 15`4"
Bedroom	Second	8`8" x 11`6"	Bedroom	Second	8`2" x 11`6"
Bedroom	Lower	11`10" x 16`2"	Game Room	Lower	16`0" x 11`4"
2pc Bathroom	Main	5`2" x 8`9"	3pc Ensuite bath	Second	4`11" x 9`8"
4pc Bathroom	Second	5`0" x 7`7"	3pc Bathroom	Lower	4`10" x 8`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

0221118

Remarks

Pub Rmks: **This stunning 4 bedroom, 3.5 bathroom home exudes modern elegance and meticulous maintenance. As you step inside, the welcoming entryway draws you into a spacious living room, with a bay window that floods the space with natural light. Fresh, new flooring guides you into the bright white kitchen, featuring pristine quartz countertops, a stylish backsplash, and stainless steel appliances. Bright white cabinets are adorned with modern black hardware and a corner pantry and kitchen island offer ample storage and counterspace. The adjacent dining area is perfect for the growing family. Completing the main floor, an updated bathroom with laundry facilities adds convenience to your daily routines. Plush new carpet leads you upstairs, where you will discover the bright and spacious primary suite. This inviting space boasts a three-piece ensuite and a large closet, providing a perfect retreat for relaxation. The second floor also hosts an updated four-piece bathroom and two additional bedrooms, each offering comfort and style. The fully finished basement impresses with high ceilings and a functional layout, featuring a large fourth bedroom, an updated three-piece bath, and a spacious rec room. The fully fenced backyard, is great for kids, pets and gatherings around the fire pit on warm summer nights. The freshly painted deck is perfect for grilling, dining and lounging, while a custom walkway leads to the detached double garage. The garage boasts 10ft ceilings and recent insulation upgrades. Adjacent to the garage, an additional parking space and a rear gate provide convenient access to the backyard, perfect for storing your toys! This show stopper of a home is ideally located in the heart of Timberlea and walking distance to schools, playgrounds, splash park, restaurants, grocery stores, baseball diamonds at Syncrude Athletic Park and more. Schedule your tour today!**

Inclusions: **Ikea shoe storage in kitchen**
Property Listed By: **COLDWELL BANKER UNITED**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









